FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 2, 2012.** Notary Public MY COMMISSION EXPIRES: 7/8/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120058864 DEEDWARR
Recvd: 08/08/12 14:08 2 pgs
Fees:13.00 Taxes:684.50
20120808-0070791

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0277**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Frost Bogle	**Sumner Bank & Trust**	**025-12 77.00**
(NAME) **112 Conner Drive**	(NAME) **780 Browns Lane**	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS) **Gallatin, TN 37066**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Berry Potter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Frost Bogle and husband, Adam Bogle,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 19, on the plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 90 feet on the northerly side of Connor Drive and runs back between lines 384.8 feet on the easterly lines and 358.15 feet on the westerly line to a deadline in the rear upon which measures 135.06 feet thereon.

Being the same property conveyed to Mary Berry Potter by Quitclaim Deed from Dixon Gray Potter and filed on 3/16/1998 at Book 10839, page 545; and by Warranty Deed to Dixon Gray Potter and wife, Mary Berry Potter filed 1/26/1965 at Book 3853, page 962, said Register's Office.

Dixon Gray Potter, spouse of Mary Berry Potter, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **112 Conner Drive, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **August, 2012**.

Mary Berry Potter
Mary Berry Potter

Dixon Gray Potter
Dixon Gray Potter

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Mary Berry Potter and Dixon Gray Potter**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **August, 2012**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON